



Edith Weston Road, North Luffenham
Asking Price of: £299,950



 SPREY
PROPERTY



This village residence presents a harmonious blend of character and comfort, perfectly suited for cosmetic updating and possibly extension (STPP). Boasting two spacious bedrooms both with fitted wardrobes plus a good-sized single with storage. This home offers spacious and versatile living along with the benefit of solar panels.

The traditional layout of the living and dining areas creates an inviting atmosphere, with abundant natural light enhancing the elegant interiors. The well-appointed kitchen features ample storage and views over the garden, making it a focal point for both cooking and entertaining, along with a lovely conservatory.

Step outside to the enchanting, landscaped garden oasis, benefiting oversized workshop, and greenhouse, an ideal setting for relaxation or al fresco dining. Located in the sought-after village, North Luffenham, this property enjoys close proximity to local primary school, public house and transport links, ensuring convenience without sacrificing tranquility.

Additional highlights of this home include field views to the front aspect, and driveway parking for several cars.





TENURE: Freehold
All Mains' Services
Council Tax Band: D
EPC: C







LOBBY:

LIVING ROOM: 4.51m x 3.37m (14'10" x 11'1")

DINING ROOM: 3.35m x 3.64m (11' x 11'11")

KITCHEN: 2.23m x 5.16m (7'4" x 16'11")

CONSERVATORY: 2.23m x 2.76m (7'4" x 9'1")

BATHROOM: 3.14m x 2.63m (10'3" x 8'8")

LANDING:

BEDROOM ONE: 4.51m x 3.15m (14'9" x 10'4")

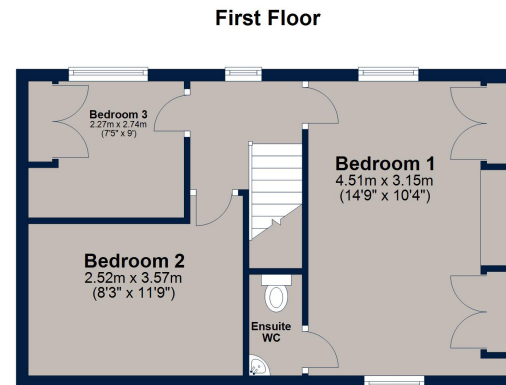
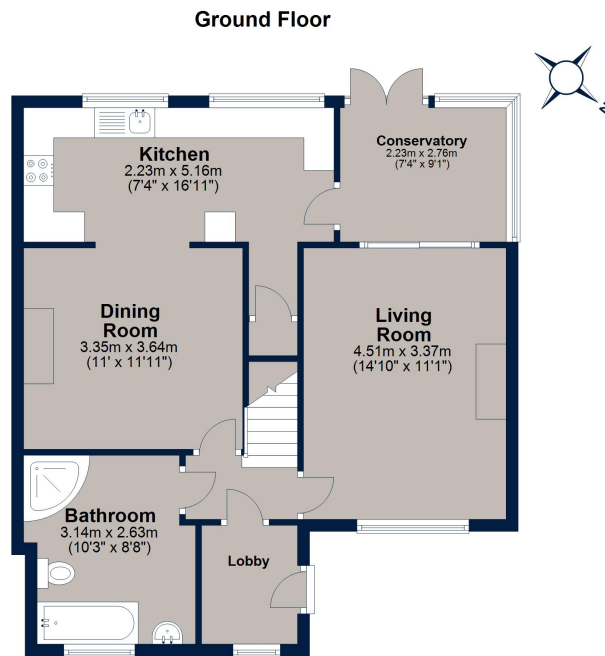
BEDROOM TWO: 2.52m x 3.57m (8'3" x 11'9")

BEDROOM THREE: 2.27m x 2.7m (7'5" x 9')



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Located almost equidistant from Oakham, Uppingham & Stamford - approx. 8 miles - and within a short stroll from the local village pub, The Fox is famed for its fine food and real ales. With stunning Rutland Water, a mere one mile away and local water sport activities in the next village (Edith Weston), the location of this exquisite village makes this home a must view.



Total area: approx. 102.2 sq. metres (1099.9 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.

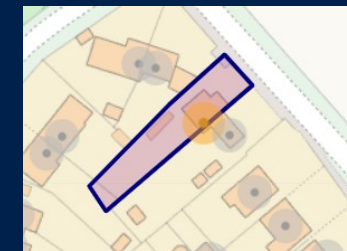


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements